

AMENDMENT 2007-M-01 – PARK AVENUE

DESCRIPTION: The owner of the property at 326 Park Avenue North has requested a Comprehensive Plan amendment and rezone from the current Residential Medium Density designation implemented with Residential 10 (R-10), ten dwelling units per acre, zoning to a Commercial Neighborhood designation implemented with Commercial Neighborhood (CN) zoning.

ISSUE SUMMARY:

1. What is the appropriate zoning for 326 Park Avenue North?
2. If commercial zoning is appropriate for 326 Park Avenue North, is it also appropriate for the other residentially zoned properties in the 300 block of Park Avenue North?

RECOMMENDATION SUMMARY: 326 Park Avenue North should be changed from a Comprehensive Plan designation of Residential Medium Density with R-10 zoning to a Comprehensive Plan designation of Commercial Neighborhood with CN zoning. The other residentially zoned properties in the 300 block of Park Avenue North should also be changed from a Comprehensive Plan designation of Residential Medium Density with R-10 zoning to a Comprehensive Plan designation of Commercial Neighborhood with CN zoning.

ANALYSIS: The subject property is a 5,000 square foot parcel with a single story, 880 square foot, two bedroom home built in 1941. The area is part of the Renton Farm Plat.

The land use in proximity to the subject property is varied. Within the same block there are multiple commercial uses (including a small grocery store and a tavern), homes that have been converted to office use, an apartment building, and single-family dwellings. The Satori School is located to the rear of the property.

The following are existing uses in the 300 block of Park Avenue North:

- 1) In the CA zone, the northern portion of the block:
 - a. Dog and Pony Alehouse, a tavern and restaurant built in 1958 (at corner of North 4th and Park)
 - b. Single family residence, built in 1920 converted to office use
 - c. Happy Hounds Dog Grooming, converted residence built in 1935
 - d. NW Four Seasons Landscaping, residence converted to business, built in 1923
 - e. Single family residence, built in 1923
 - f. Single family residence, built in 1937
- 2) In the CN zone, the southern portion of the block:
 - a. Single family dwelling built in 1940, owned by same owner as Bennett Apartments, rear of property used as parking for apartments
 - b. Bennett Apartments, built in 1965
 - c. Arnolds Market, built in 1965
- 3) In the R-10 zone, at the middle of the block:
 - a. Single family residence built in 1916
 - b. Duplex built in 1938

- c. Vacant lot
- d. Single family residence built in 1905
- e. Vacant lot
- f. Single family residence, built in 1919
- g. Single family residence, built in 1941 (subject property)

326 Park Avenue

Mr. Kunovsky's property, on the east side of Park Avenue North is approximately 5,000 square feet in size. Its development potential is somewhat limited due to its size and parking requirements for office or commercial use. The property has an existing single-family residence built in 1941. The building grade of the house is stated as low-average.

Mr. Kunovsky, the proponent of this land use action request, has proposed converting the residence into a small professional office. Surface parking to serve the office use would be located at the rear of the building. If the property were rezoned CN, a fifteen-foot (15') setback would be required along the property line of the subject parcel on the side where it abuts the Residential 10 zoned property to the north.

On two sides of Mr. Kunovsky's property, the current land use is more intensive than single-family land use. To the south, the Market that is located there has a large parking lot and accommodates many users throughout their business hours. To the east, the Satori School is an alternative high school with approximately 150 students who attend school during regular school hours. The parking lot for the school lies on the portion of the school property that borders the subject property. To the north, is a single-family residence. Across the street to the west, is a vacant lot.

Park Avenue North

Park Avenue North is in a street that historically had been part of a traditional residential neighborhood. Over time, much of the land use along this street has evolved into commercial uses, including many homes that have been converted to commercial and/or office uses. The land uses to the north of this area and to the south have also experienced change. Renton's downtown core has recently begun to regain its vitality with more dense residential developments and the transit center. The area to the north is evolving from an area that was largely used by the Boeing Company for airplane production to a center of retail and residential development, including the Landing.

In the Comprehensive Plan Transportation Element the Renton Arterial Plan (2002 to 2022) map shows the entire length of Park Avenue as a Principal Arterial. The 2002-2022 improvements plan includes planned arterial widening from North 6th to Logan Avenue North. Park Avenue is also planned to serve as a roadway for local transit routes on the Renton 2002-2022 Transit Plan – Conceptual map.

The blocks of Park Avenue to the north of the 300-block are currently designated Commercial Corridor and zoned for higher intensity land use than residential. The 400 block is entirely zoned Commercial Arterial, the 500 block is zone Commercial Arterial and Urban Center

North, the 600 block is entirely zoned Urban Center - North. These zones allow office uses, retail uses, hotels, and other higher street volume land uses.

The blocks of Park Avenue to the south of the 300-block are currently designated for both residential and higher intensity land uses. The 200-block is designated both Commercial Neighborhood and Residential Medium Density and zoned Commercial Neighborhood and Residential 10. The entire 100-block is designated Commercial Corridor and zoned Commercial Arterial. The Commercial Neighborhood zone allows small-scale office uses as an Administrative Conditional Use and small scale limited retail uses. The Residential 10 zone allows no office uses and retail limited to horticultural nurseries with a Hearing Examiner Conditional Use permit.

Comprehensive Plan and Zoning

The Residential Medium Density Comprehensive Plan designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing, and ownership options. Residential Medium Density neighborhoods should include a variety of unit types designed to incorporate features from both single-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service, and promote the efficient use of urban services and infrastructure. The designation is implemented by both the R-10 and R-14 zoning designations.

The zoning for the subject property is R-10. The uses allowed in the Residential 10 zone are primarily various forms of residential. There are no commercial uses that would be viable in an urban neighborhood permitted in the R-10 zone. The R-14 zoning designation does allow more intensive commercial and residential uses. However, the zone requires an area of at least 20 acres in order to be applied. The corridor of Park from the Urban Center - North area continuing south to its extent at Bronson does not meet this 20-acre requirement. The area is approximately 11.5 acres total in size.

The intent of the Commercial Neighborhood (CN) designation is to allow businesses that serve the needs of people living within the immediate area. The Commercial Neighborhood designation is implemented with Commercial Neighborhood zoning. Commercial Neighborhood areas do not typically have high volumes of pass-through traffic. Commercial Neighborhood allows uses that are small in scale and have limited volume of business. Typically, CN businesses are expected to generate low vehicular traffic and require a small amount of on-site parking.

Examples of CN uses are eating and drinking establishments (excluding drive-through, fast food service); general, medical, and dental offices with size restrictions; retail; and on-site services. Allowed retail uses are flower/plant and floral supplies; mini-marts; craft products and craft supplies; gift shops; and specialty markets. On-site services are establishments primarily engaged in providing individual or professional services within the place of business, such as beauty and barber shops; retail laundry, including coin-operated; garment alterations and shoe repair; photography, photo studios, and photo processing; pet grooming; personal accountants; entertainment media rental or other indoor rental services; and repair of personal or household items. Excluded services include vehicle repair; fitness centers; adult

retail sales; dry cleaning; service and social organizations; and off-site services. Residential development is allowed in Commercial Neighborhood, when it is on upper levels at a density of four units per structure with allowed Commercial Neighborhood use on the ground floor.

CAPACITY ANALYSIS: The entire area of the seven parcels on Park Avenue North proposed for rezoning to CN is approximately 38,850 square feet, or .89 acre. There are currently four dwelling units. According the buildable lands methodology, under the current zoning, there is capacity for 8.48 total units. There is no capacity for commercial space because commercial is not allowed with the current zoning designation.

Under the proposed zoning, there is capacity for 10,490 square feet of commercial space. According the buildable lands methodology, commercial properties in CN zones utilize 400 square feet of space per employee. Thus, the entire rezone area has the capacity for 26 employees. Renton policy allows residential uses in the CN zone only when it is on upper stories and only at a density of four units per structure. Thus, the residential density capacity of the rezone area is difficult to determine. If all parcels remained as non-consolidated properties, then seven parcels could allow seven separate projects each with four dwelling units for a net 28 dwelling units.

COMPREHENSIVE PLAN COMPLIANCE: The proposed rezone of the middle portion of the 300 block of Park Avenue North must meet at least one criteria in RMC 4-9-020G. This criteria requires that it be found that:

- 1) The request supports the vision embodied in the Comprehensive Plan, or
- 2) The request supports the adopted business plan goals established by the City Council, or
- 3) The request eliminates conflicts with existing elements or policies, or
- 4) The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.

This request meets the first criterion, that the change supports the vision embodied in the Comprehensive Plan. The adopted Comprehensive Plan vision calls for the promotion of new development and neighborhoods that are walkable places where people can live, shop, play, and get to work without always having to drive.

ZONING CONCURRENCY: This request complies with the decision criteria for rezones in RMC 4-9-180. This criteria requires that it be found that:

- 1) The proposed amendment meets the review criteria in RMC 4-9-020G; and
- 2) The property is potentially classified for the proposed zone being requested pursuant to the policies set forth in the Comprehensive Plan; and
- 3) At least one of the following circumstances applies:
 - a) The subject reclassification was not specifically considered at the time of the last area land use analysis and area zoning; or
 - b) Since the most recent land use analysis or the area zoning of the subject property, authorized public improvements, permitted private development or other circumstances affecting the subject property have undergone significant and material change.

This request meets all of the required zoning change criteria above. Criteria number three is met through subpart b. This block of Park Avenue North has experienced significant and material change due to authorized public improvements at the Landing and in Downtown. The area has also experienced significant and material change due to permitted private development at the Landing and in Downtown. This request is compliant with the Comprehensive Plan and the proposed zoning is consistent with the adopted policies for the CN land use designation.

CONCLUSION: The 300-block of Park Avenue is a street that has changed over time to become an area that contains a diversity of commercial uses at the northern and southern portion of the block. Those commercial uses serve the community in the surrounding area and the outlying area. Additionally, development of the area surrounding this portion of Park Avenue, to the north with the development of former Boeing property and to the south with the increased vitality of downtown, has put pressure on this transportation corridor as a linkage. These changes have filtered to the middle portion of the 300-block of Park Avenue making commercial neighborhood zoning appropriate.